

August 12, 2020 (REVISED August 27, 2020)

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, WI 53703

**RE: Letter of Intent**

Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)  
Oakwood Village - Age Better Senior Living Apartments  
(JSD Project #: 20-9748)

Ms. Heather Stouder,

On behalf of Gorman & Company, the following is submitted together with plans and application for staff, Urban Design Commission, Planning Commission and Common Council's consideration of approval.

**Team Structure:**

<b>Owner:</b>	Gorman & Company Attn: Ted Matkom 200 N. Main Street Oregon, WI 53575	<b>Architect:</b>	Korb & Associates Architects Attn: Mark Larson 648 N. Plankinton Ave #240 Milwaukee, WI 53203
<b>Survey &amp; Engineer:</b>	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593	<b>Landscape Design:</b>	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593

**Overview:**

The Oakwood Village - Age Better apartments is a four-story, affordable senior living apartment complex comprised of 77 one- and two-bedroom units to be located at 6125 Mineral Point Road. The proposed 1.39-acre site is generally located in the northeast corner of the greater Oakwood Village senior living complex. The greater Oakwood Village complex is currently zoned Planned Development. The existing General Development Plan dates back to 1973 and has had several SIP building expansion approvals since inception. The following application is a request to amend the approved PD-GDP to allow for a 77-unit, four-story senior living facility and rezone the subject site from PD-GDP to PD-SIP. The subject site will later be subdivided from the parent parcel(s) via CSM. A preliminary property boundary to designate the proposed 1.39-acres is included in the site development plans.

**Project Overview:**

The development proposes to remove the existing Oakwood Village recreational building and existing site infrastructure to construct a 77-unit senior living facility. Site improvements will include a rain garden which will capture and infiltrate rooftop rain water in combination with a partial green roof. Rooftop solar will provide alternative energy source for the facility. Accessible routes to the Oakwood Village campus and to the Mineral Point Road bus stop are provided. The foundation of the building will be planted with an impressive amount of deciduous and evergreen shrubs as well as perennial flowering plants to provide summer and winter interest throughout.

The building design incorporates two wings configured into an L-shape. An east-west wing will front on Mineral Point Road and the other is oriented north-south on the site along the eastern property line. The pair of wings flank a resident drop-off and outdoor parking courtyard along an existing private road on the Oakwood Village property. The Mineral Point Road façade is clad with a stone veneer base (exposed basement level and first floor) and modular brick veneer at the upper floors. The stone veneer will continue around the entire first floor and the remainder of the building with fiber-cement siding above, on floors 2-4. The front door is enhanced with an entrance canopy and accented with brick. A convenience entrance located at the exposed basement level allows residents a convenient, accessible route to the bus stop located along Mineral Point Road.

The site will be accessed from Mineral Point Road via an existing private roadway leading to either the resident drop-off or underground parking. A small surface parking lot will also be provided, which provides space for accessible resident drop-off for residents as well as 11 parking spaces for staff and visitors. The underground parking provides 63 spaces primarily used as resident parking. Bicycle parking will also be provided on site; both long-term secure spaces easily accessed with an exterior entrance, while 16 short-term surface stalls about the entrance walks. A full-service trash and recycling refuse area will be provided within the building at the first floor.

**Oakwood Village AgeBetter Site Development Summary**

- Site Area: 1.39 acres, part of original GDP area
- Building First Floor Square Footage: 21,108 SF
- Gross Square Footage 105,291 GSF
- Building Coverage: 34.8%
- Existing Impervious Area: 25,029 SF
- Existing Pervious Area: 35,857 SF
- Existing Impervious Coverage 41.1%
- Proposed Impervious Area: 42,986 SF
- Proposed Pervious Area: 17,900 SF
- Proposed Impervious Coverage 70.6%
- Dwelling Units: 77
- Density: 55 units/acre
- Building Height: 4 stories (w/ 1 underground story)
  - North Elevation: 61'-10" (Exposed Basement to top of parapet)
  - South Elevation: 50'-7" (First floor to top of parapet)
- Setbacks Refer to C100 dated "Land Use Resubmittal 8-27-2020"
- FAR: 1.738

**Oakwood Village Age Better Apartment Statistics:****Apartment unit mix**

One bedroom	62
Two bedroom	15
Total units:	77

**Parking**

Surface spaces	11
Underground Parking	63
Total spaces:	74

**Bicycle Parking**

Exterior (short-term)	16
Interior (long-term)	49
Interior (long-term Structured)	22
Total:	87

**Project Schedule**

The project site is currently occupied by a small rec building on the Oakwood Village campus that will be demolished in order to accommodate the proposed development. Construction is expected to commence December of 2021.

**Oakwood Village GDP Statistics****Oakwood Village Ownership Information:**

- Oakwood Lutheran Home – conservancy (Approx. 9.01 acres, refer to Lot 1 on the GDP exhibits)
- Oakwood Village Inc. – residential (Approx. 9.67 acres, refer to Lot 3 on the GDP exhibits)
- Oakwood Lutheran Home Association – residential and southwest surface parking area, also includes the project site (aka Oakwood AgeBetter) (Approx. 8.71 acres, refer to Lot 2 on the GDP exhibits)
- Oakwood Acquisition LLC – southeast surface parking area, which is not a part of the GDP area, but does provide parking for the site (Approx. 6.82 acres)

**GDP Site Area:** 27.39 acres, including roughly 9.01 acres of conservancy area

<b>Oakwood Village Existing/Proposed Building Summary</b>				
	<b>Type of Facility</b>	<b>Total Gross Floor Area</b>	<b>Total Units/Beds</b>	<b>Current Occupied Units</b>
<b>Hebron Oaks</b>	Skilled Nursing	89,000 square-feet	70 beds	46
<b>Gallery (offline)</b>	Independent Living	170,940 square-feet	56 units	0
<b>Tower (not renting)</b>	Independent Living		147 units	52
<b>PROPOSED AgeBetter</b>	Independent Living	105,291 square-feet	77 units	N/A
<b>Heritage Oaks</b>	Independent Living	442,530 square-feet	125 units	116
<b>The Oaks</b>	Independent Living	235,760 square-feet	90 units	87
<b>Tabor Oaks</b>	Community Based Residential Facility	60,880 square-feet	60 beds	40
<b>Covenant Oaks</b>	Community Based Residential Facility	50,960 square-feet	40 beds	38
<b>Village Inn</b>	Auditorium and Dining	23,450 square-feet	N/A	N/A
<b>Recreation Center (to be demolished)</b>	N/A	(4,500 square-feet)	N/A	N/A
<b>Totals</b>		1,178,811 square-feet	588	379

<b>Oakwood Village Existing/Proposed Parking Summary</b>			
<b>Type</b>	<b>Total Number of Spaces</b>		<b>Total</b>
	<b>Existing</b>	<b>Proposed</b>	
<b>Surface Lot</b>	310	11	321
<b>Underground</b>	417	63	480
<b>Short-Term Bicycle</b>	53	16	140
<b>Long-Term Bicycle</b>		71	

**Number of Employees:** 403; 292 full- and part-time and 111 per diem and on-call

The proposed Age Better development will not add additional employees.

Thank you for considering our proposal. Please do not hesitate to reach out if you have questions.

Respectfully submitted,



Kevin Yeska, PLA  
 Project Consultant/Landscape Architect

**PARCEL A**  
Legal Description

Part of Lot 2, Certified Survey Map No. 1616, Recorded in Volume 06 of Certified Survey Maps, Pages 372-376, as Document No. 1420305, located in the Northeast Quarter of the Northeast Quarter of Section 25, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of Section 25, aforesaid; thence South 89 degrees 52 minutes 42 seconds West along the North line of the Northeast Quarter, aforesaid, a distance of 666.91 feet; thence South 01 degrees 25 minutes 01 seconds West, 59.71 feet to a point on the Southerly right-of-way line of Mineral Point Road and the Northeast corner of Lot 2 Certified Survey Map No. 1616, aforesaid, also being the Point of Beginning; thence South 01 degrees 25 minutes 01 seconds West along the East line of Lot 2, aforesaid, 330.62 feet; thence North 88 degrees 34 minutes 53 seconds West, 157.96 feet; thence North 01 degrees 25 minutes 02 seconds East, 176.39 feet; thence South 89 degrees 53 minutes 07 seconds West, 60.00 feet to the West line of Lot 2, aforesaid; thence North 01 degrees 25 minutes 02 seconds East along said line, 150.00 feet to the Southerly right-of-way line of Mineral Point Road; thence North 89 degrees 53 minutes 07 seconds East along said line, 218.01 feet to the Point of Beginning.

Said parcel contains 60,886 square feet or 1.398 acres.